

5/2/11 - Monday, May 2, 2011

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of May 2, 2011

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. FitzGerald, Larson, Kaiser, Kayser, Klinkhammer, Seymour, Duax, Pearson, Hibbard

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Mr. Kaiser.

1. WEST RIVERSIDE DISTRICT PLAN

Mr. Tufte presented the West Riverside District Plan. Staff met with the public four times and held two public hearings in preparation. They also met three times each with the Redevelopment Authority and the Waterways and Park Commission. The land use plan is a guide for future development in the area. He noted the planning area boundaries, which also include the City™s redevelopment area along the Chippewa River. The plan shows new trails along the river and Half Moon Lake, as well as future potential park locations. Multiple focal points were>

Mr. Duax noted some date errors. He asked about the proposed trail going to the northwest and why it was not mentioned more specifically. Mr. Hibbard voiced he would have liked to see more in the plan to address the West Riverside neighborhood.

Mr. Tufte stated the decision to build a trail to the northwest using the old railroad right-of-way will be a City Council decision. The section on the neighborhood was not as well defined since there is not an active neighborhood association to give input and carry plans through. However, the plan is actually three-in-one, containing the West Riverside Neighborhood, the Luther-Midelfort medical campus, and the West Bank Redevelopment District. The plan shows more land use and design concepts but will be adopted as part of the Comprehensive Plan.

Dale Gable, 28D Maple Street, wondered about the acquisition of the park and length of time that it would take to occur. She also asked if there were any plans to relocate the snow storage site.

Mr. FitzGerald moved to recommend approval of the plan with date corrections. Mr. Kasyer seconded and the motion carried. Mr. Hibbard voted nay.

2. REZONING (Z-1483-11) “ C-2 to CBD and R-4, Washington Street

Mr. Tufte presented the request to rezone seven properties from C-2 (Neighborhood Commercial) to CBD (Central Business District) and R-4 (High-rise Multiple-family Dwelling District). The location of the rezoning is on the north side of Washington Street and east of South Farwell Street. The proposal is consistent with the Comprehensive Plan™s land use for the area. He noted that the rezoning absolves the existing nonconforming uses, setbacks, etc.

There was discussion over the alley and to vacate it or not.

Patrick Kurtenbach, representing the Third Ward Neighborhood Association, stated that the neighborhood was not in favor or against the proposed rezoning.

Mark Wise, owner of the Just Local Food parcel, was in favor of the proposed rezoning. He stated the alley is currently being used by the adjacent pawn shop for parking.

Mr. FitzGerald moved to recommend approval of the rezoning. Mr. Kasyer seconded and the motion carried.

3. DISCUSSION/DIRECTION

A. South Hastings Way Land Use Analysis

Mr. Tufte presented the South Hastings Way Land Use Analysis. He explained that the Land Use Plan was conducted in part with the planning of the new road reconstruction project. The plan contains an issues and existing conditions section, along with recommendations. Since the roadway function and design of South Hastings Way has changed, there is a catalyst for redevelopment. Most of the corridor has C-3 zoning, and one redevelopment option is to allow for more mixed-use zoning. Several redevelopment schemes were noted in the plan. In order for the proposed schemes to work, setbacks and zoning would have to be changed. Staff believes the draft plan analysis should go back to the public for more input on the land use recommendations.

There was commission discussion over the use of new mixed-use zoning along the corridor and to get the East Hill Neighborhood involved in the next public meeting. There was also the>

B. Mixed-use Zoning

Mr. Tufte presented the memo on consideration of a mixed-use ordinance. The Comprehensive Plan calls for the Plan Commission to look into reviewing possible provisions. The City does not have a specific ordinance currently. Many zoning districts do allow it, but the C-3 district could be amended for mixed use. There are three options to allow mixed use: 1) to expand CBD zoning in other areas of the City; 2) allow dwelling units in the C-3 district by conditional use permit; and 3) a separate mixed-use district or overlay district could be created.

Mr. Tufte noted back in 1990 there was no CBD zoning and C-3 was applied to loosely from downtown to shopping areas. The City did a massive rezoning reserving C-3 for just commercial, but the development trend now is favoring more mixed use. The C-1 district does allow for dwelling units, however, usually in the style of neighborhood corner shops.

Commissioners thought the concept was worthwhile and that there could be some benefits to the community. All options were discussed -- their merits and disadvantages -- with the commission leaning more towards option #3. Locations for mixed-use projects were discussed, from inner city to greenfield sites.

C. Five-year Comprehensive Plan Review

Mr. Tufte presented the Five-year Comprehensive Plan Review meeting schedule. There will be three meetings to work through the update. The first will be an educational meeting addressing the goals and accomplishments thus far. The second meeting will discuss goals and priorities. At the third meeting, a draft document will be presented with goals and priorities. The former Citizens Advisory Committee, who worked on the 2005 Comprehensive Plan, will help lead the process; with the Plan Commission ultimately adopting the new five-year work program.

D. Waterways Plan Update

Mr. Tufte presented the project to update the current Waterways Plan. He said the DNR is helping and applying for additional funding. The first plan was completed in the 1988 and helped to shape the current view of embracing our rivers and trails. The university will also help to complete the work and will put together a video to educate people. The Plan Commission would be the lead and an advisory committee would be set up. The project would start in early summer and have public meetings held in the fall.

E. Code Enforcement Items

Mr. Larson asked about the City regulations regarding abandoned properties. He noted of an abandoned house at 1616 State Street.

Patrick Kurtenbach, with the Third Ward Neighborhood Association, stated the property is being monitored by the neighborhood and some interior improvements have been made recently.

F. Future Agenda Items

None.

4. MINUTES

The minutes of the meeting of April 18, 2011, were approved.

Tom Pearson
Secretary